



T-PCHC MINUTES

The Tucson-Pima County Historical Commission (T-PCHC) met in the Mayor and Council Conference Room, City Hall, 1st floor, 255 West Alameda, Tucson, Arizona, at 12:05 p.m. on Wednesday, June 11, 2008.

1. Call to Order / Roll Call

Members Present:

Teresita Majewski, Chair
Norma Niblett, Vice Chair
Annette Campbell
Sharon Chadwick
Demion Clinco
Albert Guidero
Sarah Herr

Joe Joaquin
Kathy Nabours
Sybil Needham
Estevan Rodriguez
Patsy Waterfall
Gal Witmer

Members Absent:

Peter Booth
Sandee Brooke
Steven Herzog

Gerald Juliani
Bettina Lyons
Renee RedDog

Others Present:

Jonathan Mabry	Historic Preservation Officer, City of Tucson Urban Planning and Design
Michael Graham	Public Information Officer, City of Tucson Department of Transportation
Joan Beckham	City of Tucson Consultant
Simon Herbert	Staff, Pima County
Lucy Amparano	Staff, City of Tucson Department of Transportation
Dave Perkins	Project Manager for the Grant Road Project, City of Tucson
Draig Phillips	Staff, City of Tucson City Clerk's Office
Stacy Semas	Recording Secretary, City of Tucson City Clerk's Office

Approved on July 9, 2008

2. Consent Agenda

- A. Approval of Minutes of May 14, 2008
- B. Approval of Budget Subcommittee Minutes of June 11, 2008
- C. Approval of Plans Review Subcommittee Actions from the meeting of:
 - 1. May 8, 2008

It was moved by Vice Chair Niblett, duly seconded, and carried by a voice vote of 13 to 0 (Commissioners Booth, Brooke, Herzog, Juliani, Lyons, and RedDog absent) to approve Consent Agenda Items A through C.

3. Chairperson's Summary of Current Events

Chair Majewski reported the Commission had received a copy of a letter that the Rollings family had sent to the National Trust for Historic Preservation. The letter expressed the family's concerns regarding old water mains in the Barrio Libre National Historic District.

4. Removal/Appointments to Committees and to T-PCHC Subcommittees

It was moved by Commissioner Rodriguez, duly second, and carried by a voice vote of 13 to 0 (Commissioners Booth, Brooke, Herzog, Juliani, Lyons, and RedDog absent) to appoint Demion Clinco to the Downtown Tucson Facade Improvement Program Selection Committee.

It was moved by Vice Chair Niblett, duly seconded, and carried by a voice vote of 13 to 0 (Commissioners Booth, Brooke, Herzog, Juliani, Lyons, and RedDog absent) to appoint Sarah Herr as Chairperson Majewski's alternate to the Downtown Neighborhood and Residence Council.

5. Reports from City and County Staff

- A. City of Tucson Historic Preservation Officer (Jonathan Mabry)

Jonathan Mabry reported:

- 1. The Walsh Federal Court House restoration would be winning a Governor's Preservation Award at the Preservation Conference. A tour of the interior would be arranged so that commissioners could see the beautiful restoration that had been done to the courtrooms.
- 2. The Barrio Santa Rosa National Register nomination consultant selection was completed and would be Morgan Rieder.
- 3. The Jefferson Park Neighborhood nomination was currently in the procurement process.
- 4. The Facade Program hosted an informational open house for downtown property owners. In order for a building to be eligible for the facade program it would have to be built in or before 1948, which does capture the majority of the historic buildings downtown. The program would be

in the area of Pennington Street, Congress Street, and Broadway Boulevard.

5. The Mayor and Council adopted a new Ordinance on June 10, 2008, regarding the Neighborhood Preservation Zone. This ordinance would help stabilize existing National Register-listed neighborhoods and ensure greater compatibility with new development. The first two pilot neighborhoods would be Jefferson Park and the Feldman's Neighborhood. Dr. Mabry recommended placing the Neighborhood Preservation Zone as a future agenda item.
6. The Mayor and Council directed staff and the City Manager to present a Rio Nuevo master schedule in 30 days and with a Cash Flow/Financing Plan in 60 days. There was a misconception that there was a big pot of money sitting in the Rio Nuevo account, but in reality the money was trickling in through the State reimbursement of sales tax.
7. The Arizona Department of Transportation owned Sangin warehouse building, which was identified to be demolished to complete the Downtown Links Road alignment. The Arizona Department of Transportation had paid for historical documentation, and the demolition would happen sooner than later.

B. Pima County Cultural Resources Manager (Simon Herbert, Staff)

Simon Herbert reported:

1. Canoa Ranch was currently under construction. There was a great deal of adobe reconstruction with walls that were so badly deteriorated they had to be rebuilt. The State Historic Preservation Office (SHPO) had been involved with the design of the repairs. Tomorrow morning there would be guided tours of the ranch as part of the Preservation Conference.
2. The Empirita Ranch project was moving slowly but was now under construction. The Cowboy House was scheduled to be completed in August.
3. Representatives from the Dunbar school met with the SHPO architect to review the plans for work being done to the school. They would now proceed with the design work and would be able to present design drawings in July or August.
4. San Pedro Chapel was essentially complete, which included construction of a new chapel support building, extensive repairs to the chapel, landscaping project, and other incidental repairs.
5. The Fort Lowell project was in the beginning stages of the master planning process. The design was being led by the County, but they were working together with the City.
6. The Bell Post Office repairs were carried out, and extra work has been done due to a wind storm. The building had been internally and externally braced.
7. Santa Rita Shrine was due to have the roof replaced.

C. Tucson Department of Transportation (Michael Graham, Staff)

Michael Graham reported:

1. Jim Glock, Department of Transportation Director, was in Washington, D.C., to meet with Federal Transit Administration officials to secure funding for the Small Starts Programs.
2. The Downtown Links Citizens Advisory Committee (DLCAC) met Monday evening to review different alignment plans for the project. The DLCAC will be hosting an open house on June 16, 2008, at the Tucson Convention Center to have another review of the alignments. The Committee would reconvene June 23, 2008, in the lower level of the Downtown Library to possibly recommend an alignment to forward to the Mayor and Council.

Commissioner Clinco asked if the alignment was going to be reviewed by the SHPO.

Dr. Mabry stated SHPO would do a courtesy review, but was not required to.

Commissioner Chadwick asked which buildings the City would lose in the alignment.

Mr. Graham stated they would be losing the Juice Factory, Originate, Transmission Tattoo, Bevel Building, Mike Burns, Ticket structure, Small Planet Bakery, Jerry Shuster's Building, Sangin Warehouse and the building north of Sangin. The Commission asked if revisions were possible and Mr. Graham stated he did not believe so.

Miss Beckham stated that the Small Planet Bakery had already looked into a new location through the Business Assistance Program. Complete demolitions had not been engineered yet.

3. The 4th Avenue Underpass project crews were now working on the south side of the project. There would be repaving of a portion of 9th Street and 4th Avenue, which was estimated to take about six weeks. The north side of the underpass was scheduled to be completed in November, with the trains traveling on the north side of the underpass.
4. The Five Points project was completed and appeared to be running smoothly.
5. The Depot Plaza Garage was scheduled for excavating on June 19, 2008. Toole Avenue was being repaved when the water lines and tie ins were completed.

Commissioner Rodriguez asked about the possibility of converting more streets downtown to two-ways.

Mr. Graham stated the Department of Transportation would have to first observe the traffic patterns when the Downtown Links and the Regional Transportation Authority (RTA) project with 22nd Street was completed before considering more conversions. They may not need to go to two ways on more streets other than Broadway Boulevard and Congress Street.

6. T-PCHC Subcommittee/Other Committee and Task Force Status Reports

A. T-PCHC Ordinance Revision Subcommittee (Sharon Chadwick)

No report was given.

B. T-PCHC Plans Review Subcommittee (Terry Majewski)

No report was given.

C. T-PCHC Rules and Regulations Subcommittee (Santee Brooke)

No report was given.

D. T-PCHC Transportation Subcommittee (Sharon Chadwick)

No report was given.

E. Downtown Links Citizens Advisory Committee (Gerald Juliani)

No report was given.

F. Downtown Neighborhoods and Residents Council (Terry Majewski)

Chair Majewski reported the Council had discussed the Downtown Links Alignment and the representatives that were present could not speak on behalf of their neighborhoods but she said she believed the view of that group was once the alignment was decided the people would have to push for the best amenities possible. The currently "preferred alignment" (Alignment 3d) appears to deal with the floodplain issues very well.

G. T-PCHC Birthday Celebration (Kathy Nabours)

Chair Nabours announced the Birthday Celebration would be on August 20, 2008, at 8:00 a.m. at the Presidio San Agustín del Tucson Courtyard.

Commissioner Chadwick requested the Commissioners come and participate by handing out programs, cutting cake, and talking to the guests.

Chair Nabours briefly explained who would be attending the celebration and briefly explained the list of events that would possibly be happening.

7. Update on TDOT Grant Road Corridor Project (Dave Perkins)

Dave Perkins, Project Manager for the Grant Road Improvement Project, stated the project covered five miles of Grant Road with Oracle Road on the west and Swan Road to the east. The Regional Transportation Authority (RTA) would carry out the widening project and was currently in the planning phase of a three-phase plan. The RTA had allocated \$166 million to the project. The project started in 2006 with a series of community conversations. In 2007, the vision and listening phase of the project was completed. Over thirty neighborhood meetings and open houses were held, and the results became the guidelines for the project. Due to the complexity of the Grant Road widening project, they had been asked to follow the Context Sensitive Solution approach. This was an approach that included early and continuous input from the community in order to incorporate community values into the project and to also consider all modes of transportation, the neighborhoods, the businesses, and the natural environment.

Dr. Mabry stated the consultants were charged with the task of identifying the historic properties and resources along the Grant Road corridor. They would look into which properties would be eligible for the National Register. The consultants would also look into historic signage, public spaces, and the landscaping of the corridor that might be significant to the community.

Mark Schaye from The Architecture Company stated they were in the process of providing a historical assessment of the corridor. The first phase of the process was to map the property under consideration. The second phase would be to complete the SHPO forms and to update the current forms.

8. Tucson Preservation Foundation Update (Demion Clinco and Sharon Chadwick)

Commissioner Clinco reported consultant Barbara Levy was working with the Foundation to redevelop the vision and goals of the organization. He stated the Foundation was excited to take on projects and to heighten the awareness of the community's heritage and cultural resources.

9. 2008 Statewide Preservation Conference (Sarah Herr)

Commissioner Herr reported the Conference would begin at 8:00 a.m. on June 12, 2008.

Chair Majewski urged Commission members to attend the training workshop at the Conference. The workshop would be led by SHPO staff and presented an opportunity to ask many questions.

10. Summer Schedule for Commission Meetings (Terry Majewski)

Chair Majewski proposed the Commission would meet in July but not in August.

11. Commissioners' Summary of Current Events

No one spoke.

12. Call to the Audience

No one spoke.

13. Future Agenda Items

The Neighborhood Preservation Zone presentation would be given by Dr. Mabry.

14. Adjourn: 1:10 p.m.